

046.0

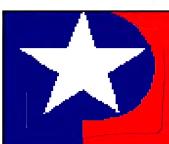
0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,121,400 / 1,121,400
USE VALUE: 1,121,400 / 1,121,400
ASSESSED: 1,121,400 / 1,121,400
Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
96-98		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCHILLING JOHN & PERRIN	
Owner 2:	
Owner 3:	
Street 1: 96 FRANKLIN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SCHILLING JOHN & PERRIN -	
Owner 2: -	
Street 1: 96-98 FRANKLIN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2853 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2020	1401	Addition	100,000	O				

ACTIVITY INFORMATION			
Date	Result	By	Name
8/27/2021	Permit Visit	DGM	D Mann
11/10/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	294	PATRIOT
12/28/2004	MLS	HC	Helen Chinal
4/4/2000	Inspected	264	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1981		CM	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6960	Sq. Ft.	Site			0	80.	0.90	1									503,041						503,000	

Total AC/Ha: 0.15978

Total SF/SM: 6960

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 503,041

Spl Credit

Total: 503,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																						
Type:	13 - Multi-Garden		Full Bath	3	Rating:	Average																																																																																																												
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:																																																																																																													
(Liv) Units:	2	Total: 2	3/4 Bath:		Rating:																																																																																																													
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																																																																																																													
Frame:	1 - Wood		1/2 Bath:		Rating:																																																																																																													
Prime Wall:	4 - Vinyl		A HBth:		Rating:																																																																																																													
Sec Wall:		%	OthrFix:		Rating:																																																																																																													
Roof Struct:	1 - Gable		OTHER FEATURES																																																																																																															
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Average																																																																																																												
Color:	TAN		A Kits:		Rating:																																																																																																													
View / Desir:			Fpl:		Rating:																																																																																																													
GENERAL INFORMATION						WSFlue:		Rating:																																																																																																										
Grade:	C+ - Average (+)		CONDOS INFORMATION																																																																																																															
Year Blt:	1926	Eff Yr Blt:	Location:																																																																																																															
Alt LUC:			Total Units:																																																																																																															
Jurisdct:	G22	Fact:	Floor:																																																																																																															
Const Mod:			% Own:																																																																																																															
Lump Sum Adj:			Name:																																																																																																															
INTERIOR INFORMATION						DEPRECIATION			REMODELING			RES BREAKDOWN																																																																																																						
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																							
Prim Int Wal	2	- Plaster	Functional:			%	Interior:	1	5	2																																																																																																								
Sec Int Wall:		%	Economic:			%	Additions:	1	9	4																																																																																																								
Partition:	T	- Typical	Special:			%	Kitchen:																																																																																																											
Prim Floors:	3	- Hardwood	Override:			%	Baths:																																																																																																											
Sec Floors:	5	- Lino/Vinyl	Total:	26.4	%		Plumbing:																																																																																																											
Bsmnt Flr:	12	- Concrete	CALC SUMMARY			COMPARABLE SALES			WtAv\$/SQ:			AvRate:																																																																																																						
Subfloor:			Basic \$ / SQ:	180.00		Rate	Parcel ID	Typ	Date	Sale Price																																																																																																								
Bsmnt Gar:			Size Adj.:	1.05745053																																																																																																														
Electric:	3	- Typical	Const Adj.:	1.04365802																																																																																																														
Insulation:	3	- Typical	Adj \$ / SQ:	198.651																																																																																																														
Int vs Ext:	S		Other Features:	121500																																																																																																														
Heat Fuel:	1	- Oil	Grade Factor:	1.10																																																																																																														
Heat Type:	3	- Forced H/W	NBHD Inf:	1.00000000																																																																																																														
# Heat Sys:	2		NBHD Mod:																																																																																																															
% Heated:	100	% AC:	LUC Factor:	1.00																																																																																																														
Solar HW:	NO	Central Vac:	Adj Total:	832537																																																																																																														
% Com Wal		% Sprinkled	Depreciation:	219790																																																																																																														
			Deprecated Total:	612747																																																																																																														
MOBILE HOME						Serial #:				Year:	Color:																																																																																																							
SPEC FEATURES/YARD ITEMS						PARCEL ID 046.0-0004-0005.0																																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	19X20	A	GD	1926	21.58	T	30	104			5,700		5,700																																																																																																	
More: N	Total Yard Items:	5,700	Total Special Features:		Total:	5,700																																																																																																												
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